



**GASCOIGNE  
HALMAN**

28 PARKGATE ROAD, WEST TIMPERLEY,  
ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 28 PARKGATE ROAD, WEST TIMPERLEY, ALTRINCHAM

Beautifully presented three bedroom, double fronted family home situated in the ever popular Stamford Brook development, within convenient reach of local amenities. With a spacious living room, orangery to the rear and a breakfast kitchen, this property is ideal for the growing family.





In brief, the property comprises: a welcoming entrance hall with downstairs W/C, a spacious living room with tri-folding doors leading to the orangery, which has been extended by the current owners to offer further living accommodation, plus a modern family kitchen with breakfast bar and seating area offering ample storage space.

To the first floor there are three double bedrooms, the master boasting an en suite shower room, plus a family bathroom with three piece suite. The second bedroom is well proportioned and the current vendors have configured the room into two versatile spaces, one as a study area and the other as a bedroom area. This could easily be reconfigured to suit a buyer's requirements.

Externally, there is a rear garden mainly laid to lawn with fenced borders, a patio area which is ideal for outdoor dining and entertainment, plus an outhouse which is currently used as an office space. The property also benefits from a carport and driveway providing off road parking for multiple cars.

The property is situated in a highly sought after location within Stamford Brook and is close to local amenities.

#### LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

#### DIRECTIONS

WA14 5UU

#### TENURE

Freehold

#### LOCAL AUTHORITY

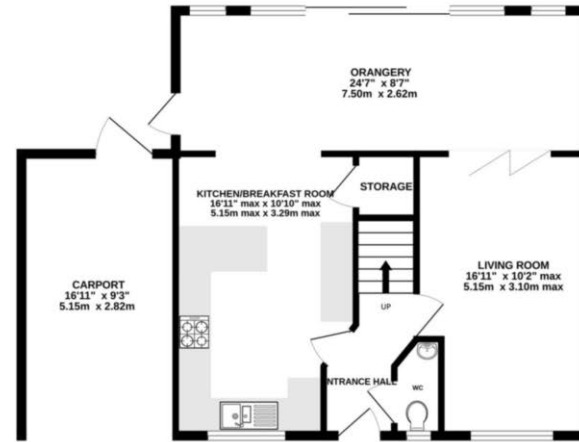
Trafford MBC Tax Band D



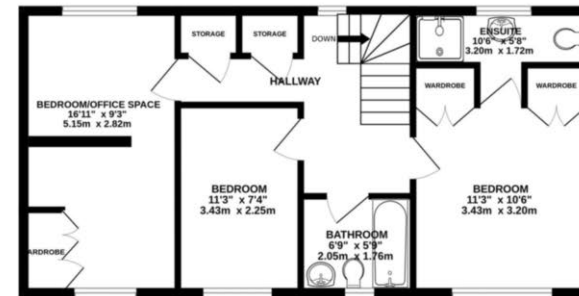
OUTHOUSE  
56 sq. ft. (5.2 sq. m.) approx.



GROUND FLOOR  
783 sq. ft. (72.7 sq. m.) approx.



1ST FLOOR  
568 sq. ft. (52.7 sq. m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

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